



45 Burchmore Road Manly Vale, NSW

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Ultimate beach cottage with fresh coastal vibes

- Living area opens to a small foyer and an expansive East facing front terrace
- Classic floorplan with defined living/lounge plus dining room off kitchen
- Dining area flows to the private back deck, perfect for relaxation & BBQ's
- Covered timber entertaining deck and child-friendly, secure level lawns
- Updated kitchen with gas cooking, dishwasher and good cupboard space
- King size East facing master bedroom with mirror built-in robe
- 2 double bedrooms overlooking the garden offer mirror BIR (2nd) or BIR (3rd)
- Large separate internal laundry with convenient built-in shelving

**Price:** SOLD \$1,765,000  
**Council Rates:** \$475.00 p/q  
**Water Rates:** \$172.00 p/q



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The site plan and floor plan are not to scale, measurements are indicative and in metres. Roofs and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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STONE



LOWER LEVEL

The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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